

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM LIGHT INDUSTRIAL (LI) TO PD-293-LI (PLANNED DEVELOPMENT 293-LIGHT INDUSTRIAL) TO ALLOW THE SUBDIVISION OF THE PROPERTY INTO TWO LOTS, ALLOWING THE RETENTION OF THE EXISTING OFFICE ON LOT 2B1 AND THE APPROVAL OF CONCEPT PLAN FOR LOT 2B2 FOR THE FUTURE OFFICE BUILDING 1.44 ACRES ON PROPERTY LOCATED 1703 AND 1707 EAST BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, TREE SURVEY AND LANDSCAPE PLAN, ATTACHED HERETO AS EXHIBITS “B”, “C” AND “D” RESPECTIVELY; PROVIDING DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Coppel, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppel, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. PD-293-LI should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Coppel, Texas, duly passed by the governing body of the City of Coppel, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from LI (Light Industrial) to PD-293-LI (Planned Development 293-Light Industrial) to provide for the addition of the office building and the approval of Concept Plan for such future office building 1.44 acres on property located at 1703

and 1707 E. Belt Line Road and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, subject to the development regulations.

SECTION 2. That PD-293-LI is hereby approved subject to the following development regulations:

- A. That the property be subdivided into two lots in accordance with the City subdivision ordinance and the development regulation provided herein.
- B. Approval of a Detail Plan shall be submitted and approved prior to the development for the proposed Lot 2B2.
- C. The hike and bike trail shall be constructed by the property owner/developer from the southern property line to Belt Line Road prior to the certificate of occupancy for the development on the proposed Lot 2B2 or within five years, whichever occurs first.
- D. The occupants of the building on the proposed Lot 2B2 shall be permitted to advertise on the existing monument sign located on the proposed Lot 2B1 subject to a shared monument sign agreement between the lot owners filed at the time of final plat.
- E. The occupants of the proposed Lot 2B1 shall retain the right to use the existing dumpster located on the proposed Lot 2B2, subject to a shared dumpster agreement between the lot owners filed at the time of final plat.
- F. Landscaping shall be provided as indicated on the Landscape Plan, attached hereto as Exhibit “D”.

SECTION 3. That Concept Plan, Tree Survey and Landscape Plan, attached hereto as Exhibits “B”, “C” and “D” are made a part hereof for all purposes, and hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and as amended herein.

SECTION 5. That the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 6. That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 8. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, this the _____ day of _____, 2018.

APPROVED:

KAREN SELBO HUNT, MAYOR

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

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CHRISTEL PETTINOS, CITY SECRETARY